

Bristol City Council  
Development Management  
City Hall  
College Green  
Bristol  
BS1 5UY



25<sup>th</sup> February 2021  
EMAIL ONLY

Dear Sir/ Madam

**Town and Country Planning Act 1990 (as amended) – Application for Variation of a condition following the grant of planning permission**

**Demolition of single storey extension and triple garage and construction of 2no. terraced houses and associated works (Use Class C3) (ref: 20/00663/F)**

**GARAGES ADJACENT TO 2 WOODWELL COTTAGES, WOODWELL ROAD, SHIREHAMPTON, BRISTOL, BS11 9UP**

Rackham Planning are instructed on behalf of Hallen Developments Ltd (North Road) Ltd (“the applicant”) to submit an application to vary condition 13 relating to the planning permission at the above site. Planning permission (ref: 20/00663/F) was granted on 28<sup>th</sup> July 2020 for the following development:

*“Demolition of single storey extension and triple garage and construction of 2 no. terraced houses and associated works (Use Class C3).”*

Condition 13 states:

*“List of approved plans and drawings*

*The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.*

*19/1724/001 Site location plan, received 19 February 2020*

*19/1724/010A Existing block plan, received 19 February 2020*

*19/1724/110 Proposed block plan, received 9 July 2020*

*19/1724/115 Proposed block plan, received 9 July 2020*

*19/1724/170 Bin store drawing layout, received 19 February 2020*

*19/1724/175 Bike store drawing layout, received 19 February 2020*

*19/1724/200 Proposed Ground Floor, received 9 June 2020*

*19/1724/201 Proposed First Floor Plan, received 9 June 2020*

*19/1724/210A Front elevations, received 19 February 2020*

*19/1724/211 Rear elevations, received 9 June 2020*

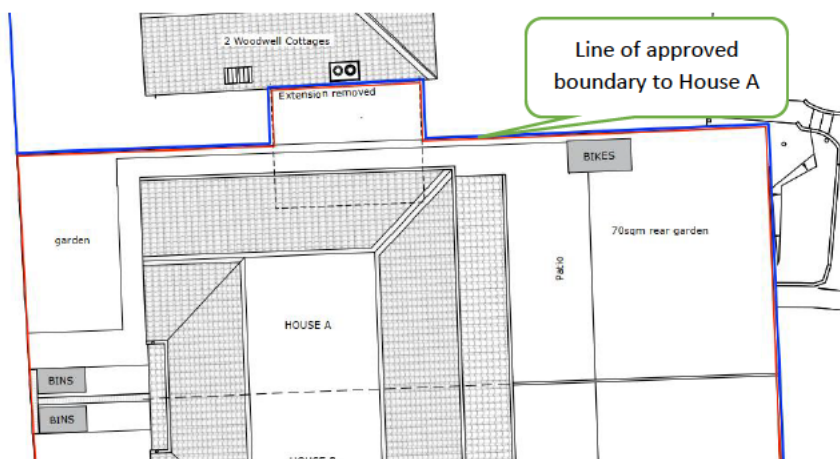
*19/1724/300 Street Views, received 9 July 2020*

*Sustainability statement and energy strategy, received 17 July 2020".*

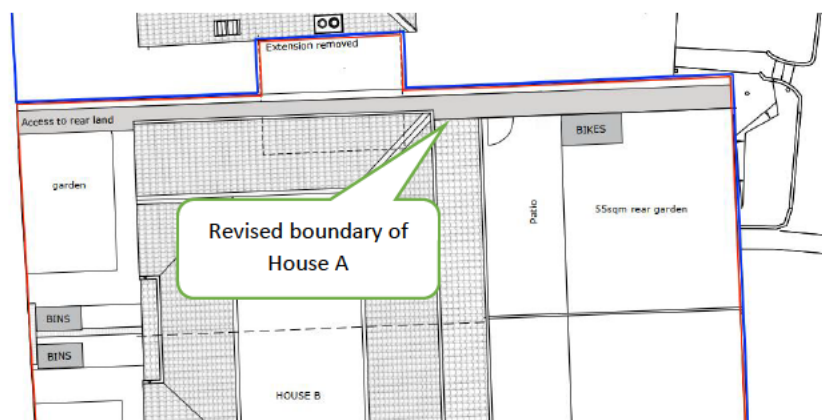
#### Justification for Variation of condition

This application seeks to move the boundary of approved House A slightly to the south. The extract at **image 1** shows the approved layout and **image 2** the variation with the amended location of the boundary highlighted. The garden for house A will change from 70sqm to 55sqm. Access to the rear garden will be retained. There are no other changes proposed to the approved scheme.

It should be noted that in the amended proposal the eaves of the House A are shown to overhang the boundary, whilst the boundary fence will run up to the building itself.



**Image 1:** Extract from approved Block Plan (approved drg ref: 19/1724/115 Rev J – received by BCC 9/7/20)



**Image 2:** Extract from amended proposed Block Plan (drg ref: 19/1724/115 Rev L – received by BCC 9/7/20)

## Summary

This application is submitted online via the Planning Portal (under ref: PP-09564591) with the following:

- The completed planning application form to vary condition 13;
- Explanation contained within this covering letter;
- The following drawings:
  - Approved Site Layout Plan (drg ref: 19/1724/110 Rev J);
  - Amended Site Layout Plan (drg ref: 19/1724/115 Rev L).
- Which replace the following approved drawings:
  - 19/1724/110 Proposed block plan, received 9 July 2020 (NOTE: rev H);
  - 19/1724/115 Proposed block plan, received 9 July 2020 (NOTE: rev J).
- The planning application fee of £234 (plus £25 (inc. VAT) admin fee levied by the Planning Portal) has been paid directly and we understand will be transferred to you.

I trust the attached enables the application to be registered and the condition to be discharged expediently so that demolition works can commence. In the event of any queries, please do not hesitate to contact me via email (address below) or phone (07841 674794).

Yours faithfully

Stua

**Rackham Planning Limited**

[stuart@rackhamplanning.co.uk](mailto:stuart@rackhamplanning.co.uk)

Enc: As Above

CC: Hallen Developments Ltd; MLG Architects